

GREENFERRY WATER DISTRICT
MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
June 2, 2020 4:00 PM, District Office, Coeur d'Alene, Idaho

CALL TO ORDER AND ROLL CALL

Chairman Stephen Tanner opened the meeting at 4:00 PM via Zoom. A roll call confirmed that Ron Utz and Rex Grace and Carol Rassier and (Bob Stiger via Zoom) were also present. Staff included John Austin, Manager and Roger Glessner in the office and Bob and Ian Kuchenski, Water Operators via Zoom. Guest was Erik Campbell, Aspen Homes via Zoom.

OLD BUSINESS

Next, the Board discussed the letter (attached) to go to the county Community Development Department. The county has agreed to allow building permits for construction only while the booster stations are awaiting a conditional use permit on the property. The residences will not be allowed a certificate of occupancy (CO) until the booster stations are installed and accepted by the District, after approval by the fire district. After discussion, the Board approved the letter pending approval by legal counsel following a motion by Mr. Utz and second by Ms. Rassier.

Next, the Board discussed the Accessory Living Unit issue on Kelly and Riverview. Mr. Utz has stated he'd contacted the county, who issued a code violation on the property (attached). However, since they property is subject only to a location permit, the issue is in our court, since they have obviously a larger dwelling than our ALU allows. Mr. Austin stated he had instructed staff to post a turnoff notice on the property, noting this was after two letters to the owner got no response. After discussion, the Board directed staff to turn off the meter to the property, for violation of District policy, following a motion by Mr. Utz and second by Ms. Rassier.

Next, the Board discussed participation as requested by Mr. Campbell for the upsize of the water line on Snowshoe and see if there are any offset costs for other changes to the plan.

ADJOURN

With no further business to come before the Board, the meeting was adjourned at 5:57 PM, following a motion by Mr. Utz and second by Ms. Rassier.

Respectfully Submitted,

Stephen Tanner, Chairman

John Austin, Manager

GREENFERRY WATER AND SEWER DISTRICT
Box 2788
Hayden, ID 83835

June 2, 2020

David Callahan, AICP
Director
Kootenai County
Community Development
451 N Government Way • P.O. Box 9000
Coeur d'Alene, Idaho 83816-9000

RE: Riverview Heights, via Email to expedite the issue: dcallahan@kcgov.us

Dear Mr. Callahan:

Thank you for your time, and that of your staff, to meet and discuss the issues of the Conditional Use Permit at Riverview Heights.

Per our discussion, the Board of Directors of the Greenferry Water and Sewer District met on June 2, 2020 to propose the following, in order to allow Aspen Homes to receive building permits while the CUP process is underway:

1. The District will test the current system to ensure the water quality is maintained while any construction of homes in the Riverview Heights subdivision is occurring.
2. If the water quality is ensured, the District will accept the current system as it is, without the booster stations, until such time as the county has approved the CUP allowing the booster stations to be constructed at the site of the Tanglewood and Snowshoe reservoirs.
3. The District will monitor the pressures in the current system to ensure that a minimum of pressure is available to the meter of each lot to be issued a building permit. Staff will test and certify via email to the county that the minimum pressure is available to each parcel requesting a building permit.
4. Should the developer, Aspen Homes, wish to boost pressure above the minimum, staff will monitor and direct the installation of individual booster pumps, when the meter is installed. Staff will then again measure and certify via email to the county that the minimum pressure has been attained.
5. The Fire District has notified the District that they will not approve a certificate of occupancy on any residence constructed until the minimum fire flows are obtained. This will ensure the safety of all residents in the subdivision.

The Board of the Greenferry Water and Sewer District approved these conditions at their meeting on June 2, 2020, subject to approval of the fire district and the county.

Thanks again for your attention to this issue. The District is especially grateful to the staff at the county who've helped to resolve this issue.

I can be reached at (208) 651-2192 or at austin.consultingcda@gmail.com

Sincerely,

John F. Austin
Manager